

009.A

0002

0065.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

328,100 / 328,100

USE VALUE:

328,100 / 328,100

ASSESSED:

328,100 / 328,100



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		POND LN, ARLINGTON

## OWNERSHIP

Owner 1:	HESTIA PROPERTIES LLC	Unit #:	65
Owner 2:			
Owner 3:			
Street 1:	21 AVON PL		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Type:	

## PREVIOUS OWNER

Owner 1:	BARLAS DEMETRA J -
Owner 2:	-
Street 1:	12 POND LANE #65
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1972, having primarily Brick Exterior and 698 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6032																

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								57413
								GIS Ref
								GIS Ref
								Insp Date
								10/13/17
								1896!

## PREVIOUS ASSESSMENT

Parcel ID 009.A-0002-0065.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	318,800	0	.	.	318,800	318,800	Year End Roll	12/18/2019
2019	102	FV	300,600	0	.	.	300,600	300,600	Year End Roll	1/3/2019
2018	102	FV	248,700	0	.	.	248,700	248,700	Year End Roll	12/20/2017
2017	102	FV	186,900	0	.	.	186,900	186,900	Year End Roll	1/3/2017
2016	102	FV	186,900	0	.	.	186,900	186,900	Year End	1/4/2016
2015	102	FV	192,700	0	.	.	192,700	192,700	Year End Roll	12/11/2014
2014	102	FV	185,300	0	.	.	185,300	185,300	Year End Roll	12/16/2013
2013	102	FV	185,300	0	.	.	185,300	185,300		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARLAS DEMETRA	67229-19		5/10/2016		290,000	No	No		
ELLIS JOHN R	48513-546		11/17/2006		221,700	No	No		
MORGAN PETER JO	30579-483		8/24/1999		133,000	No	No		
	19850-302		5/1/1989		108,500	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.																
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																			
Foundation: 3	- BrickorStone			A 3QBth: 1	Rating:																			
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																			
Prime Wall: 7	- Brick			A HBth: 1	Rating:																			
Sec Wall: 1	%			OthrFix: 1	Rating:																			
Roof Struct: 4	- Flat			<b>OTHER FEATURES</b>																				
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1 Level FY LR DR D K FR RR BR FB HB L O Other Upper Lvl 2 Lvl 1 Lower Totals RMS: 3 BRs: 1 Baths: 1 HB: 0																
Color: BRICK				A Kits: 1	Rating:																			
View / Desir: N	- NONE			Fpl: 0	Rating: Average																			
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																			
Grade: C	- Average			<b>CONDO INFORMATION</b>																				
Year Blt: 1972	Eff Yr Blt:			Location: LS	- Left Side																			
Alt LUC:	Alt %:			Total Units: 1																				
Jurisdct:	Fact: .			Floor: 6	- 6th Floor							<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Const Mod:				% Own: 1.730900049				Exterior:	No Unit	RMS	BRs	FL												
Lump Sum Adj:				Name: 17	- 6032			Interior:	1	3	1	0												
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Additions:																
Avg Ht/FL: STD				Phys Cond: AV	- Average			Kitchen:																
Prim Int Wall: 2	- Plaster			Functional:				Baths:																
Sec Int Wall: 1	%			Economic:				Plumbing:																
Partition: T	- Typical			Special:				Electric:																
Prim Floors: 4	- Carpet			Override:				Heating:																
Sec Floors: 1	%			Total: 28.2	%			General:																
Bsmnt Flr:				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>								
Subfloor:				Basic \$ / SQ: 320.00				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar:				Size Adj.: 1.35959888									GLA	Gross Liv Ar	698	456.640	318,736							
Electric: 3	- Typical			Const Adj.: 1.04957998																				
Insulation: 2	- Typical			Adj \$ / SQ: 456.642																				
Int vs Ext: S				Other Features: 32744																				
Heat Fuel: 1	- Oil			Grade Factor: 1.00																				
Heat Type: 3	- Forced H/W			NBHD Inf: 1.29999995																				
# Heat Sys: 1				NBHD Mod: 1																				
% Heated: 100				LUC Factor: 1.00																				
Solar HW: NO				Adj Total: 456925																				
% Com Wall				Depreciation: 128853																				
				Depreciated Total: 328072																				
<b>MOBILE HOME</b>				Make:				Model:				Serial #:				Year:				Color:	<b>IMAGE</b>			
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 009.A-0002-0065.0												<b>AssessPro Patriot Properties, Inc</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:							Total:												